

# Fully Built Out Turn Key Retail Office Available

4625-4701 Torrance Blvd, Torrance, CA 90503

## MOVE-IN SPECIAL

\$2.00/PSF FOR THE FIRST SIX MONTHS

**VONS**

**Auto  
Zone**

**Fantastic  
Sams**  
HAIR SALONS

**CVS**

TORRANCE BLVD

ANZA AVE



**COMMERCIAL  
REAL ESTATE**

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## MOVE-IN SPECIAL RATE

- \$2.00/PSF for the first six months

## PROPERTY FEATURES

- ±900 - ±3,300 SF available for lease
- Fully built out turn key retail office space
- Conference, break room, plus reception
- 4 offices, a partner office and bull pen
- Ideal for insurance, law, CPA office, or bank/credit union

## AREA AMENITIES

- Vons and CVS anchored Center
- Signalized intersection
- One block from Hospital
- Heavy foot traffic
- Prime intersection in the heart of Torrance
- 1/2 mile from Del Amo Fashion Center
- 1/4 mile from Little Company of Mary Hospital
- 50,000 Cars Per Day



DEMOS	1 mile	3 mile	5 mile
Population	34,502	212,026	509,065
Avg. HH Income	\$106,010	\$119,903	\$110,512
Daytime Pop.	33,318	218,954	503,226
Traffic Count	±50,000 cars per day		



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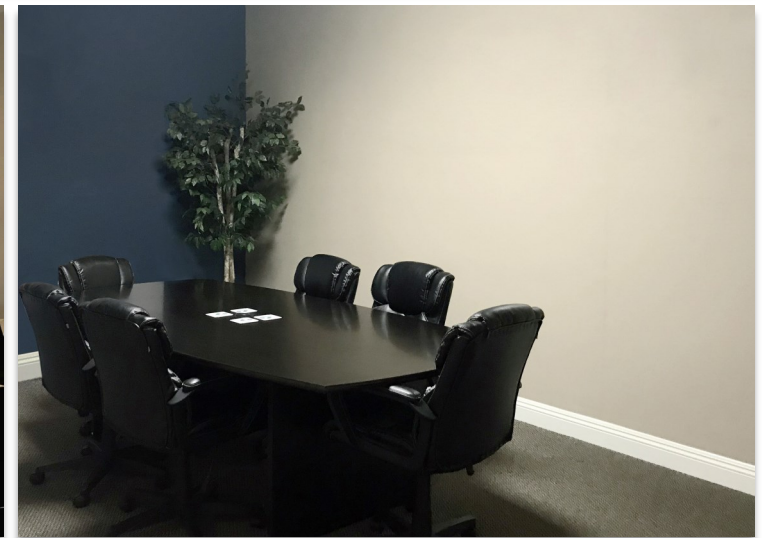
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# Fully Built Out Turn Key Retail Office Available

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## SUITE 4641

- ±1,500 SF available for lease
- Fully built out turn key retail office space
- Conference, break room, plus reception
- 4 offices, a partner office and bull pen
- Ideal for insurance, law, CPA office, or bank/credit union



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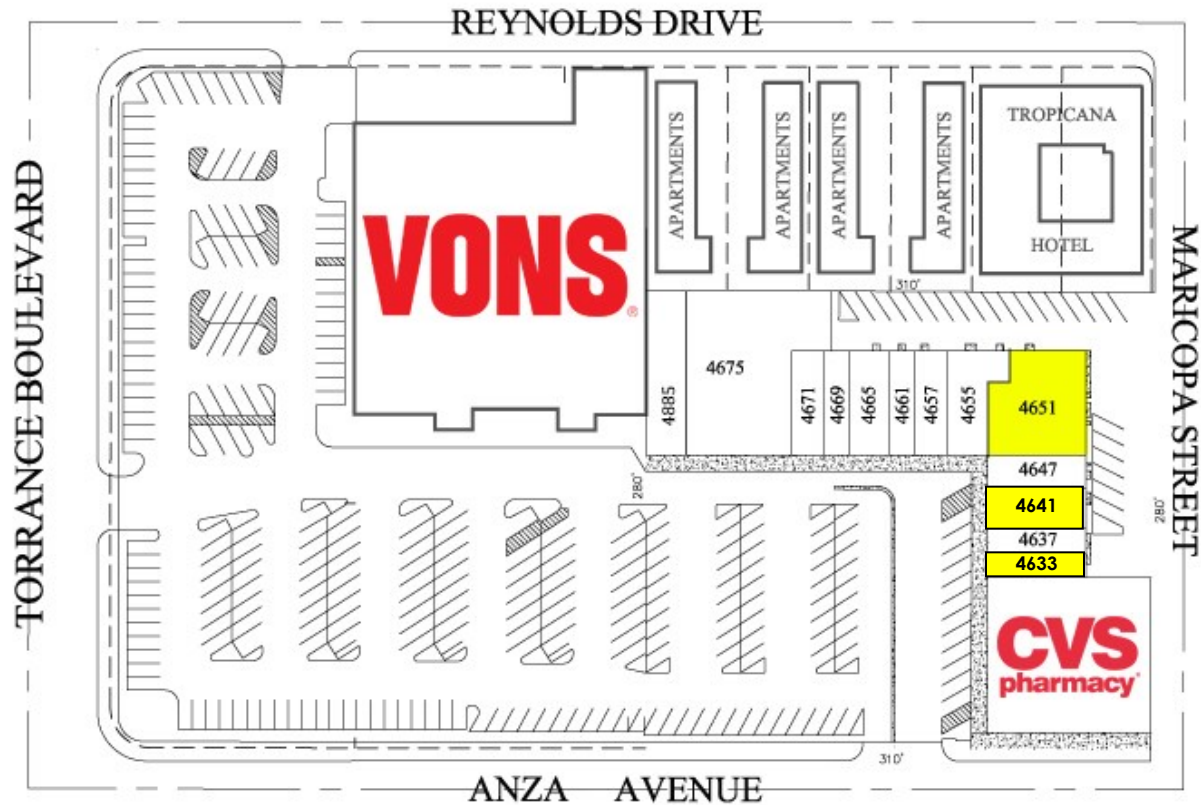
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Suite	Tenant	± SF	Dimensions	4647	Sushi	± 1055	18x60	4665	Book Store	± 1500	25x60
4625	CVS	± 10000	15x40 + 45x60	<b>4651</b>	<b>AVAILABLE</b>	<b>± 3300</b>	<b>15x40 + 45x60</b>	4669	Mexican Food	± 900	15x60
<b>4633</b>	<b>AVAILABLE</b>	<b>± 900</b>	<b>15x60</b>	4655	NAILS	± 1800	15x60 + 25x60	4671	Foot Massage	± 1200	20x60
4637	Smoke Shop	± 500	20x60	4657	NAILS	± 1200	20x60	4675	Auto Zone	± 8000	90x100 + 25x40
<b>4641</b>	<b>AVAILABLE</b>	<b>± 1525</b>	<b>15x60</b>	4661	Fantastic Sams	± 900	15x60	4885	Check Cashing	± 2500	25x100



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